

THIS INSTRUMENT PREPARED BY THE
BALDWIN COUNTY HIGHWAY DEPARTMENT
ROBERTSDALE, ALABAMA 36567

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW24079
Mullet Lane
G, D, B & Pave from 3rd Ave
to 5th Ave
05-55-09-41-0-001-039.000
Tract No. 3

2174665
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 03/06/2025 03:56 PM
TOTAL \$0.00 4 Pages



FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars (\$10.00), cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), Sebastian Leyva Rangel and Angelica Juarez Sebastian, husband and wife, conveying property not part of their homestead, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto **Baldwin County, Alabama**, the following described property:

Parcel 1 of 1:

A part of Grant Section 41, Township 7 South, Range 3 East, being in the South half of regular Section 31, Township 7 South, Range 3 East, identified as Tract Number 3 on Mullet Ln, Project No. HW24079 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a crimp top pipe found at the southwest corner of Lot 52 in Block 3 of the Magnolia River Subdivision, being a part of The Catalina Plock Grant, said plat is filed as Slide 87-C in Grant Section 41, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence S31°05'27"E a distance of 50.00 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N58°54'32"E along the grantor's north property line a distance of 40.18 feet to a point on the acquired right-of-way line;

Thence S13°06'12"W along the acquired right-of-way line a distance of 57.64 feet to a point on the grantor's west property line;

Thence N31°05'28"W along the grantor's west property line a distance of 41.33 feet to the Point of Beginning of the property herein conveyed and containing 0.019 acres, more or less.

As shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 5th day of March, 2025.



Sebastian Leyva Rangel



Angelica Juarez Sebastian

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Sebastian Leyva Rangel and Angelica Juarez Sebastian, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2025.

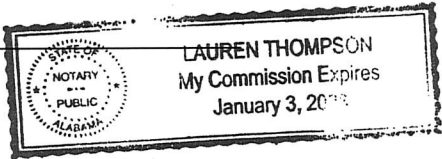


NOTARY PUBLIC

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

Commission Expires: _____



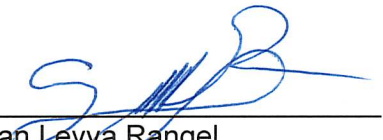
ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

Mullet Lane
G, D, B, & Pave from 3rd Ave to 5th Ave
Project No. HW24079
Tract No. 3

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of the fact that this project is not funded and could remain unfunded for some time.

I (We) hereby acknowledge that I (we) have been made aware of my (our) rights to an appraisal and just compensation and in further consideration of the benefits accrued to my (our) property from the above-referenced project, I (we) do hereby waive my (our) rights to said appraisal and just compensation and grant right-of-entry for the construction of same.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 5th day of March, 2025.


Sebastian Leyva Rangel

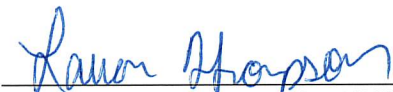

Angelica Juarez Sebastian

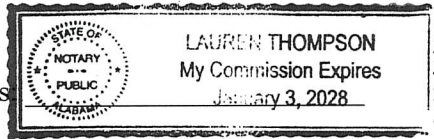
ACKNOWLEDGMENT

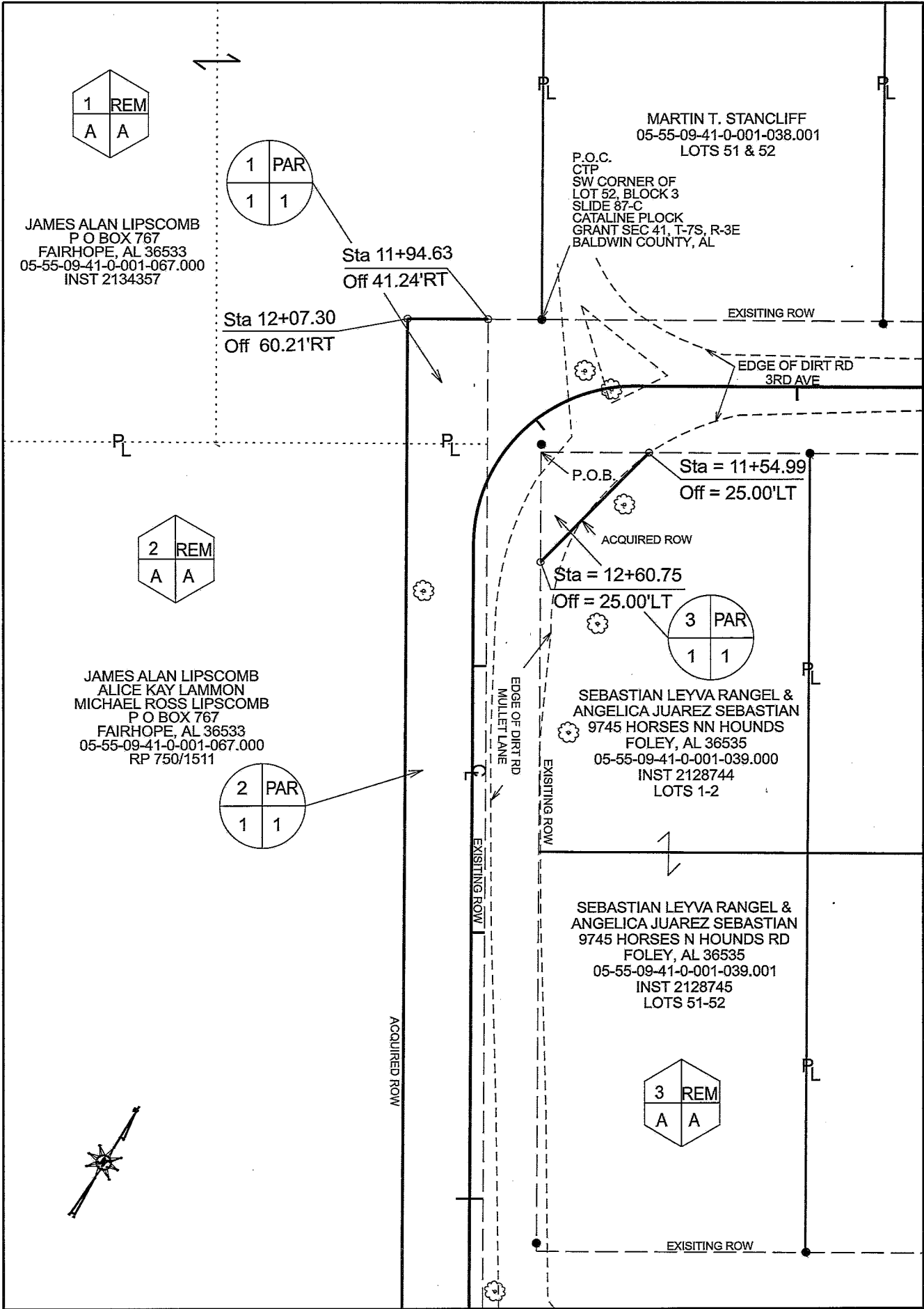
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COUNTY OF BALDWIN)

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Given under my hand and official seal this 5th day of March, 2025.


NOTARY PUBLIC

My Commission Expires 



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3
OWNER SEBASTIAN LEYVA RANGEL & ANGELICA JUAREZ SEBASTIAN
TOTAL ACREAGE 0.690
R.O.W. REQUIRED 0.019
PRESCRIPTIVE R.O.W. 0.018
T.C.E. REQUIRED N/A
REMAINDER 0.671

PROJECT NO. HW24079
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 10-15-2024
REVISED: N/A
SHEET: 1 OF 1